



3523 Salmon River Bench Road Falkland British Columbia

\$849,000

Discover the immense potential of this expansive 51-acre property with family home, offering endless opportunities for your creative visions. Nestled in complete privacy, this rancher home with a walk-out basement invites nature to your doorstep. Spacious residence features 5 beds & 4 baths, w/ 2 beds & office/den on main level. Heart of the home is the living room, centered around a cozy fireplace & seamlessly connected to a sunroom that offers serene views. Primary bedroom boasts ensuite & fireplace, providing a perfect retreat. Walk-out basement offers excellent suite potential, w/ 2 beds, 1 bath & large living space, ideal for extended family living or rental income opportunities. Enjoy stunning vistas of the valley & Enderby Cliffs from the sunroom or deck, perfect for relaxing. The property is well-equipped w/ newer windows, HWT, A/C & newly dug well. 28x36 shop w/ 220 amp service & additional 28x36 open shed provides ample space for projects & storage, complemented by a 2-car garage. Adding unique charm to the property is its own church, complete w/ pews & bell tower, surrounded by fruit trees & a garden area. The timber around the estate adds significant value & a sense of seclusion. Conveniently located just 20 minutes from Vernon & 15 minutes from Falkland, this property combines peacefulness w/ accessibility. Embrace the extraordinary potential of this remarkable property & make it your own. (id:6769)

Storage 3'8" x 12'3"

Utility room 16'3" x 13'3"

Partial bathroom 6'9" x 6'10"

Bedroom 11'7" x 12'6"

Bedroom 11'8" x 10'2"

Mud room 7'9" x 20'11"

Other 7'4" x 20'3"

Family room 15'0" x 37'

Sunroom 22'4" x 9'9"

Partial ensuite bathroom 3'3" x 5'6"

Bedroom 10'11" x 8'3"

Dining room 11'3" x 15'6"

Laundry room 5'6" x 8'0"

Full bathroom 6'11" x 7'8"

Primary Bedroom 16'4" x 13'5"

Living room 15'0" x 37'

Listing Presented By:



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O'Keefe 3 Percent Realty Inc.

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Royal

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Full bathroom 9'4" x 4'10"

Kitchen 10'7" x 15'9"

Bedroom 20'6" x 10'8"